

2013-005503

Klamath County, Oregon



00136105201300055030020026

05/16/2013 10:35:24 AM

Fee: \$42.00

After recording return to: *and taxes*

[Rick and Margaret Willinsky]

[40032 Sagewood Dr.]

[Palm Desert, CA 92260]

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Until a change is requested all tax statements shall be sent to the following address:

[same]

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[]

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**STATUTORY
BARGAIN AND SALE DEED**

[Chad Armstrong], Grantor, conveys to [Rick and Margaret Willinsky], Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

The S ½ NE ¼ NE ¼ of Section 13, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$[10,000.00]. (Here comply with the requirements of ORS 93.030)

Dated this [Enter Date Alt+1].

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Returned • Counter

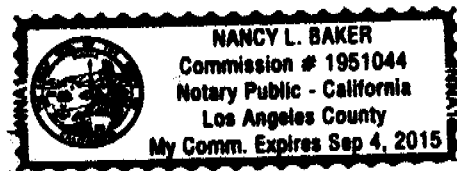
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of Los Angeles

On May 10, 2013 before me, Nancy L. Baker, Notary Public,
(Name & Title of Notary - "Mary Smith, Notary Public")

personally appeared Chad Armstrong



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Nancy L. Baker
Signature of Notary Public

DESCRIPTION of ATTACHED DOCUMENT

Title or Type of Document: Statutory Bargain and Sale Deed

Document Date: May 10, 2013 Number of Pages: 1

Signer (s) Other Than Named Above: Rick Willinsky & Margaret Willinsky

Capacity Claimed by Signer Chad Armstrong Capacity Claimed by _____

☒ Individual

☐ Corporate Officer - Title (s) _____

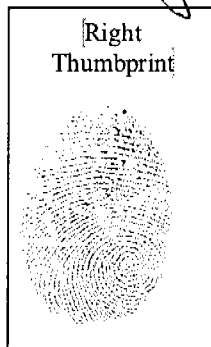
☐ Partner - ☐ Limited ☐ General

☐ Guardian or Conservator

☐ Attorney-in-Fact

☐ Trustee

☐ Other: _____



☐ Individual

☐ Corporate Officer - Title (s) _____

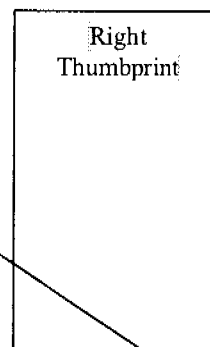
☐ Partner - ☐ Limited ☐ General

☐ Guardian or Conservator

☐ Attorney-in-Fact

☐ Trustee

☐ Other: _____



Signer is representing: _____

Signer is representing: _____